

LINCOLNIA PLANNING DISTRICT STUDY
MEETING SUMMARY

JUNE
26

Task Force Meeting Tuesday, June 26, 2018
Holmes Middle School Media Center

7:00 pm

Task Force Attendance

- Daren Shumate, Chair
- Matt Lyttle
- Alan Ackerman
- Debbie Gerald
- Fred Cornett
- Nazir Bhagat

Approved
July 10, 2018

ADMINISTRATIVE ITEMS

Staff shared that a second nomination period for recommendations outside of the Lincolnia CBC will be open between July 10 and August 10. Question asked about the task force's role in considering nominations. Staff shared that the task force would provide community input and filter which nominations should move forward.

Previous Meeting summaries will be provided to the task force ahead of next meeting for their review. Task force will vote on both summaries at next meeting.

PUBLIC COMMENT PERIOD

Gentlemen commented on how nice and convenient it was to be able to walk to Barnside Diner and other local amenities with friends. He encouraged more public open space, citing an example of someone eating lunch in space reserved for a private community.

STAFF PRESENTATION

“Land Use and Transportation Analysis Framework”

Staff reviewed the overall status of the study and where we are in the process, noting the goal for a late August, Community-wide meeting. A framework for building a land use alternative was presented to the task force. Staff described the components of a land use recommendation and how they inform the transportation analysis. Tentative date for formalizing land use recommendations is August 7th. Land use recommendations will be tested for impacts as part of the transportation analysis.

Land Use Recommendation Components

- Maximum Land Use Intensities
- Land Use Types (retail/office/residential/etc.)
- Land Use Geographies

Staff emphasized that land use recommendations will likely need further refinement based on additional analysis.

PRESENTATION BY PLAZA AT LANDMARK

Presentation by Michael Schwartz, Principle Architect for David M. Schwartz Architects - (also in attendance, Marshall Ruben, Senior Vice President of HHH Properties, Principal owner of Plaza at Landmark Shopping Center)

Mr. Schwartz shared preliminary concepts for redeveloping the site based on transportation alternatives 1 and 3 selected by the task force at the previous meeting. Ideas were shared in the form of block diagrams, illustrating a reimagined road network with generalized building massings. Higher intensity uses (building heights) would generally locate in the eastern portion of the site. Mr. Schwartz shared some of the process for developing the first round of concepts. Example renderings were shared at the end of the presentation to provide a sense of scale and architectural style.

Points shared through the presentation:

- the concepts for the Plaza at Landmark were designed to respond to the character of the surrounding community and not redevelop in isolation
- the ideas aim to provide "human-scaled" development - Mosaic District cited as a good example, but the architecture could be improved.
- internal streets within Plaza at Landmark concepts were designed to allow for on-street parking
- Redevelopment would include long-term phasing. Many of the existing tenants have long leases, and the market could only absorb so much at once.
- Concepts assume stick over podium construction with ground floor retail, six floors with concrete on the ground floor and
- Development can do 5 over 1, 4 over 1, with some developments in DC doing 5 over 2; generally, anything over 6 stories is all concrete or steel.
- Concepts are thinking more about scale rather than use. Total square feet under consideration is roughly 2.2 to 2.5 million square feet (about a 2.3 FAR).
- Retail is challenging with "traditional" retail in flux. Good retail streets have retail along both sides.

Task Force Questions/Comments

The task force raised a question about communication with adjacent property owners and the extent to which Plaza at Landmark's plans would be impacted if adjoining property owners chose not to participate. Mr. Ruben shared that the size and contiguous nature of the site is such that it shares little dependence on adjacent property owners. Action or inaction by adjacent property owners are unlikely to impact initiatives on the Plaza at Landmark site.

What is the potential timing and phasing of the concepts if recommendations move forward? Mr. Ruben stated phasing could begin somewhere between the next 5 to 10 years. The southeastern portion of the site would most likely redevelop first. Redevelopment would initially incorporate low scaled concepts.

Is redevelopment occurring in the City of Alexandria, Van Dorn area, considered competition or complimentary? Mr. Ruben answered that he considers the area to be a different market. He also does not see the Plaza at Landmark site as an appropriate location for traditional office. The market is encouraging more flex office space such as "WeWork".

The task force asked if a transit hub within the development was considered. A variety of public transit facilities were considered and could be accommodated onsite where it's feasible to do so. The location would drive the conceptual layout of the site.

What is the potential for including affordable housing? David Gill responded by stating that the variety of building typology and heights could help provide diverse housing options.

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The task force asked about the next steps in the process. Staff shared that we would use the concepts brought forward by the Plaza at Landmark team as our baseline for land use considerations across the pre-defined opportunity area.

Meeting closed at 9:05pm